

**A REGULAR MEETING OF THE TOWN OF TELLURIDE  
PLANNING AND ZONING COMMISSION**

**COMMISSION MEMBERS PLEASE VERIFY CONFLICTS OF INTEREST  
PRIOR TO THE MEETING**

**November 20, 2014 Thursday 6:00 PM**

**REBEKAH HALL, TELLURIDE, CO  
113 WEST COLUMBIA AVENUE**

**I. P&Z - CALL TO ORDER: 6:00 PM**

**II. APPROVAL OF MINUTES**

**III. PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**

**IV. WORKSESSION ITEMS**

**V. ACTION ITEMS**

- 1. PROJECT:** Colorado and Townsend (aka Pink House) Request to Extend a Small Scale Preliminary Subdivision for Three (3) Years-*continued from the September 18, 2014 meeting and the October 16, 2014 meeting.*  
**SUMMARY:** Consideration of a request to extend a preliminary small scale subdivision to replat two lots into four lots with a total area of 11,750 s.f. for three (3) years.  
**LEGAL DESCRIPTION:** Block 5, Lots 21-24, West Telluride Addition ("WTA")  
**ADDRESS:** 470 W. Colorado Avenue and 114 S. Townsend Street  
**ZONE:** Historic Residential ("HR")  
**OWNER:** Realty Management Group, LLC by Sturm Group, Inc.  
**APPLICANT:** Jack Wesson, Architect  
**STAFF MEMBER:** Michelle Haynes, Building and Planning Director
- 2. PROJECT:** Telluride Transfer, Northwest Corner, Small Scale Planned Unit Development ("PUD") pursuant to LUC Article 6, Division 3  
**SUMMARY:** Consideration of a Small Scale PUD at 157 & 127 S. Fir Street (property) to increase the maximum height from 35' feet up to 36.5' feet on Lot 3 (known as the Village Market lot) and a density transfer between properties within the PUD of 2.3:1 (Lot 3) and .83:1 (Lot 1, known as the Baked In Telluride Lot) so that the overall FAR does not exceed 1.6:1 for the property pursuant to Article 6, Division 3, Planned Unit Development  
**LEGAL:** Block 4, Lots 1 & 3, Town of Telluride (TOT)  
**ADDRESS:** 157 & 127 S. Fir Street  
**ZONE DISTRICT:** Commercial (C)  
**OWNER(S):** Telluride Transfer Company, LLC  
**APPLICANT:** Garrett Simon  
**STAFF:** Michelle Haynes, Building and Planning Director

**3. PROJECT:** Hotel Ajax Conceptual Planning Unit Development (“PUD”) pursuant to LUC Article 6, Division 3.

**SUMMARY:** Consideration of a Conceptual PUD at 300 E. Colorado Avenue (known as the Willow Street Parking Lot) to increase the height up to 40’ 2) increase the Floor Area Ratio (FAR) up to 2:1 3) increase the residential use limitation to exceed 35% up to 45% for the property and 4) to increase the maximum lot size above 11,750 square feet up to approximately 33,914 square feet pursuant to Article 6, Division 3, Planned Unit Development.

**LEGAL:** Block 12, Lots 100A, 102A, 104A, 106A, 108A, 110A, 112A, 114A, 116A, 118A, Town of Telluride (TOT)

**ADDRESS:** 300 E. Colorado Avenue

**ZONE DISTRICT:** Commercial (C)

**OWNER(S):** Telluride Ajax Investment Partners, LLC

**APPLICANT:** Randy Edwards, John Orfield & Tim Greene

**STAFF:** Michelle Haynes, Building and Planning Director

## **VI. BOARD AND STAFF DISCUSSION**

### **1. DRAFT HARC/PZ 2015 MEETING CALENDAR**

## **VII. ADJOURN**

For more complete information on these applications or projects, please contact Town of Telluride Planning Department at (970) 728-2170.

***NOTE: In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person***